

LANCASTER COUNTY PLANNING COMMISSION

AGENDA

for Regular Meeting

DATE: 23 August 2004

PLACE : **Agenda Briefing:** Lancaster City Council Chambers, **Room #4**,
100 South Queen Street, Lancaster, Pennsylvania

TIME: **2:30 p.m.**

Public Meeting: Lancaster City Council Chambers, Southern Market Center,
100 South Queen Street, Lancaster, Pennsylvania

TIME: **4:00 p.m.**

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests**

** Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 9 August 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

***** *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

1. Requests for Waivers:

- a. **Granny Flat**, Elsie M. Myers, Eden Township, Section 303 Plan Processing Procedures, *(Recommended for Conditional Approval)*
- b. **Granny Flat**, Douglas A. Rubincam, Strasburg Township, Section 303 Plan Processing Procedures, *(Recommended for Conditional Approval)*
- c. **Granny Flat**, David B. Smucker, Bart Township, Section 303 Plan Processing Procedures, *(Recommended for Conditional Approval)*
- d. **Sketch Plan**, Alvin E. & Fannie S. Beiler, Little Britain Township, Section 303 Plan Processing Procedures, *(Recommended for Conditional Approval)*
- e. **Sketch Plan**, Roy S. Fisher, Eden Township, Section 303 Plan Processing Procedures, *(Recommended for Conditional Approval)*
- f. **#74-208-4A**, Narvon Station Subdivision, Caernarvon Township, Sections 602.07, A, B, and C Vertical Alignment and Vertical Curves, *(Recommended for Approval)*; and Section 602.03 Private Street Requirements, *(Recommended for Disapproval)*

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

- a. **#89-379-4B**, Remaining Lands for Manor Oaks – Section 2, Manor Township, 45-day Extension of Time, *(Recommended for Conditional Approval)*

3. Unconditional Preliminary Plan Approvals:

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#85-435-1**, Simeon D. Esh, Bart and Eden Townships, *(Recommended for Conditional Approval)*
- b. **#03-40-1**, Timothy Baughman & Meadow – Vista Farm, Conoy Township, *(Recommended for Conditional Approval)*
- c. **#04-83**, D. L. Stoner, Conoy Township, *(Recommended for Conditional Approval)*

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#67-116D**, Scott / Messier Properties, Providence Township, (*Recommended for Conditional Approval*)
- b. **#71-149-2A**, Benjamin B. King, East Drumore Township, (*Recommended for Conditional Approval*)
- c. **#74-426-1D**, Ivan J. & Lillian K. King, Leacock Township, (*Recommended for Conditional Approval*)
- d. **#75-223-1A**, Betty J. Kindt, East Cocalico Township, (*Recommended for Conditional Approval*)
- e. **#75-433-2**, Brenda L. Henry and Jack R. Stauffer, Salisbury Township, (*Recommended for Conditional Approval*)
- f. **#79-220-6**, DDP Enterprises, Inc., Lot 4, West Hempfield Township, (*Recommended for Conditional Approval*)
- g. **#82-16-2E**, Emanuel J. King, East Drumore Township, (*Recommended for Conditional Approval*)
- h. **#84-180-2A**, Penns Crossing – Phase III, Manheim Township, (*Recommended for Conditional Approval*)
- i. **#89-176-1**, Aaron H. Zimmerman, Earl Township, (*Recommended for Conditional Approval*)
- j. **#92-61A**, Triangle Car Wash, West Lampeter Township, (*Recommended for Conditional Approval*)
- k. **#99-130-1**, Amos S. Lapp, East Drumore Township, (*Recommended for Conditional Approval*)
- l. **#03-41B**, Veranda – Phase 2 & 3, East Hempfield Township, (*Recommended for Conditional Approval*)
- m. **#03-51-1A**, The Ponds of Mount Joy – Phase I, Rapho Township, (*Recommended for Conditional Approval*)
- n. **#04-73**, Elam S. Habecker Tract, West Hempfield Township, (*Recommended for Conditional Approval*)
- o. **#04-75**, Farm & Home Center, Lancaster City and Manheim Township, (*Plan Withdrawn*)
- p. **#04-76**, Lampeter Road Tract, Lancaster City, (*Recommended for Conditional Approval*)
- q. **#04-77**, Nickel Mine Floor Covering, Inc., East Drumore Township, (*Recommended for Conditional Approval*)
- r. **#04-78**, David S. Fisher, Paradise Township, (*Recommended for Conditional Approval*)
- s. **#04-79**, Amos H. Weaver, Ephrata Township, (*Recommended for Conditional Approval*)
- t. **#04-80**, Amos K. Stoltzfus, Fulton Township, (*Recommended for Conditional Approval*)
- u. **#04-81**, Kirby Swope, Fulton Township, (*Recommended for Conditional Approval*)
- v. **#04-82**, Kenneth K. Mellinger, Fulton Township, (*Recommended for*

Conditional Approval)

- w. **#04-84**, 1521 Ridge Road, Lancaster Township, (***Recommended for Conditional Approval)***

6. Requests for Planning Modules Review for Land Development:

- a. **Stoltzfus**, David K. & Esther Mae / Leon S. & Kathryn K. King, Leacock Township
- b. **Zimmerman**, Matt, Rapho Township
- c. **#85-53-1**, Richland Springs, East Cocalico Township

7. Requests for Community Planning Reviews:

- a. **#18-21**, East Drumore Township, Proposed Rezoning of 3.04 acres situated on the south side of Scotland Road from Commercial to Agricultural and 3.04 acres situated on the east side of Lancaster Pike from Agricultural to Commercial.
- b. **#33-115**, Lancaster City, Proposed Rezoning of an 8.4-acre tract from Central Manufacturing and a 0.4-acre tract and a 0.2-acre tract from R-3 Residential Medium Density all to the Mixed Use District located near New Holland Avenue at Plum Street.
- c. **#39-190**, Manheim Township, Proposed Zoning Amendments to add retail sales on airport property as a use by right in the I-3 Industrial District and establishing standards for such use.
- d. **#53-19**, Quarryville Borough, Proposed Ordinance and Map.

V. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 13 September 2004.